

EXHIBIT C

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UNITED STATES BANKRUPTCY COURT
NORTHERN DISTRICT OF CALIFORNIA
OAKLAND DIVISION

In re

PACIFIC THOMAS CORPORATION, dba
PACIFIC THOMAS CAPITAL, dba
SAFE STORAGE,

Debtor.

Case No. 12-46534 MEH

Chapter 11

**DECLARATION OF CHAPTER 11
TRUSTEE KYLE EVERETT IN
SUPPORT OF REPLY TO
OPPOSITIONS TO MOTION TO SELL
REAL PROPERTY FREE AND CLEAR
OF CERTAIN INTERESTS**

Date: June 27, 2013

Time: 11:30 a.m.

Place: Courtroom, Hon. M. Elaine Hammond
1300 Clay Street-Courtroom 215
Oakland, California

I, Kyle Everett, declare as follows:

1. On January 16, 2013, the Bankruptcy Court entered its Order Approving Appointment of Trustee, pursuant to which I became the duly appointed, qualified and acting Chapter 11 trustee (the "Trustee") of the bankruptcy estate of the Pacific Thomas Corporation dba Pacific Thomas Capital dba Safe Storage ("PTC").¹

2. The PTC income tax returns prior to 2005 as well as 2005 to 2011 include all of the revenues and expenses of operations related to the Self-Storage Facility. The PTC

¹ Capitalized terms not defined herein are as defined in the Memorandum of Points and Authorities in Support of Motion to Sell Real Property Free and Clear of Certain Interests

1 QuickBooks prior to 2005 as well as 2005 through July 2012 include all of the revenues and
2 expenses of operations related to the Self-Storage Facility. During that same time period, all of
3 the Self-Storage Facility revenues were deposited into the Pacific Thomas bank accounts,
4 recorded on their books and included on their income tax returns. That is the economic substance
5 of the transactions. Relevant pages of PTC's 2010 and 2011 income tax returns were attached as
6 Exhibit B to the Declaration of Kyle Everett filed with the Motion.

7 3. In both 2010 and 2011, PTC took deductions for management fees paid to PTV for
8 the Self-Storage Facility. Deductions for PTV Self-Storage Facility management fees were also
9 taken from 2005 through 2009. The linkage is easily established. Statement 4 of the 2010 tax
10 return, signed under penalty of perjury, includes the expense "Legal & Accounting" of \$148,211.
11 Statement 4 of the 2011 tax return includes the expense "Legal & Accounting" of \$125,491.
12 Relevant pages of PTC's 2010 and 2011 income tax returns were attached as Exhibit B to the
13 Declaration of Kyle Everett filed with the Motion.

14 4. I have gained access to and reviewed PTC's "QuickBooks" accounting system,
15 and have compared the QuickBooks detail with the tax returns. PTC's 2010 QuickBooks
16 Transaction Detail by Account Report for Property Management clearly identifies "Management
17 Fee(s)" to PTV for January 2010 through December 2010 that includes over a dozen entries
18 relating to "Safe Storage" along with other Property of PTC. The balance shown for the
19 "Management Fee(s)" is \$130,689. PTC's 2010 QuickBooks Profit & Loss Report includes all
20 twenty categories of "Other Deductions" set forth in Statement 4 of PTC's 2010 tax return, from
21 "Amortization" to "Utilities and Telephone". In 2010 PTC took a deduction of \$148,211 for
22 "Legal & Accounting". PTC's 2010 QuickBooks Profit and Loss Report shows that "Legal &
23 Accounting" is comprised of the \$130,689 for "Property Management"; \$13,462 for "Accounting
24 and Tax"; \$3,980 for "Consulting"; and \$80 for "Legal and Notary – other" – for a total of
25 \$148,211, the identical figure set forth in Statement 4 to PTC's 2010 tax returns. The same
26 exercise for PTC's tax returns from 2007, 2008, 2009, and 2011 yields the same results with the
27 same available supporting data. Copies of PTC's QuickBooks Transaction Details by Account
28

1 for 2010, PTC's QuickBooks Profit & Loss Report for 2010, and a 2010 Tax Return Comparison
2 are attached hereto as Exhibit A. Copies of PTC's QuickBooks Transaction Details by Account,
3 PTC's QuickBooks Profit & Loss Report for 2007, 2008, 2009, and 2011, and Tax Return
4 Comparisons are attached hereto as Exhibit B. Note also that in each year of the Pacific Thomas
5 QuickBooks Profit & Loss report there is account #4010 titled "Safe Storage Rental Income".
6 One can see from the my analysis for each of the years 2007 through 2011 that PTC's books
7 (which include the revenues and expenses of the Safe Storage Facility) correspond completely to
8 PTC's income tax returns.

9 5. I continue to review financial documents related to the Self-Storage Facility that I
10 expended great effort to obtain and have discovered the following:

- 11 • The PTC income tax returns prior to 2005 as well as 2005-2011 include all of
12 the revenues and expenses of operations related to the Self-Storage Facility.
- 13 • The PTC QuickBooks prior to 2005 as well as 2005 through July of 2012
14 include all of the revenues and expenses of operations related to the Self-
15 Storage Facility.
- 16 • The PTV QuickBooks for 2005 through 2011 do not include the revenues and
17 expenses of operations relating to the Self-Storage Facility and include only
18 the following revenue types:
 - 19 a. Management fees (including those associated with managing the Self-
20 Storage Facility)
 - 21 b. Service fees (the reimbursement by PTC of the payroll incurred by PTV for
22 the Self-Storage Facility, which is also identified as "Service Fees" in
23 Statement 4 to PTC's tax returns); and
 - 24 c. Merchandise sales
- 25 • Rental income from the Self-Storage Facility is not recorded in the PTV
26 QuickBooks until 2012, and through July 2012, rental income from the Self-
27 Storage Facility is recorded on both the PTV QuickBooks and the PTC
28 QuickBooks, essentially double counting it.

6. I have reviewed the transcript of the Rule 2004 Examination dated September 20,

2012 of Tim Brophy, one of PTC's responsible individuals and the accountant for both PTC and PTV. Relevant pages of the transcript for the Rule 2004 Examination of Tim Brophy cited in the Reply are attached hereto as Exhibit C.

7. I disagree with the assertions contained in the Oppositions which suggest that the broker I retained with the Court's approval and order, Brian Collins of California Capital & Investment Group, is somehow not qualified and that the Property can be marketed only as a storage facility by specific brokers. Contrary to these assertions, I will consider all offers without limit on purchase proposals. Attacking the Court-appointed broker is consistent with Whitney's recent admission that he is extending every effort to frustrate my efforts to administer the estate property. Whitney's attempted interference with the Court-appointed broker is evidenced in his email of June 3, 2013, where he says that he plans to "exert every possible effort to prevent [a Trustee's sale] from happening." A copy of the email is attached hereto as Exhibit D. Further, although Whitney had indicated to me many times for many months that he would like to introduce the proposed lenders and include me in the refinance process, that never occurred despite my reaching out to his loan broker. In fact, I first learned the terms of the refinance on the Friday evening prior to the filing of the Plan by Whitney on the following Monday.

I declare under penalty of perjury that the above statements are true and that if called as a witness I could and would testify to their truthfulness. This declaration is executed on the 20th day of June 2013 in San Francisco, California.

/s/ Kyle Everett

KYLE EVERETT

Chapter 11 Trustee

EXHIBIT A

Pacific Thomas Capital
Transaction Detail By Account
January through December 2010

Type	Date	Num	Name	Memo	Class	Split	Amount	Balance
5207 - PROFESSIONAL SERVICES								
5200 - PROFESSIONAL MANAGEMENT								
General J	01/03/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for December 2009	Safe Storage SSX	-SPLIT-	2,096	2,096
General J	01/03/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for December 2009	Safe Storage SSO	5207 PROPERTY MANAGEMENT	2,965	5,022
General J	01/03/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for December 2009	23rd - 25th	5207 PROPERTY MANAGEMENT	500	5,522
General J	01/03/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for December 2009	29th - Derby	5207 PROPERTY MANAGEMENT	500	6,022
General J	01/03/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for December 2009	Morse Building	5207 PROPERTY MANAGEMENT	500	6,522
General J	02/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for January 2010	Tuffy's Building	-SPLIT-	500	7,022
General J	02/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for January 2010	Safe Storage SSO	5207 PROPERTY MANAGEMENT	2,530	9,552
General J	02/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for January 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	1,733	11,285
General J	02/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for January 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	11,785
General J	02/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for January 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	12,285
General J	02/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for January 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	12,785
General J	03/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	Safe Storage SSX	-SPLIT-	1,909	14,694
General J	03/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	Safe Storage SSO	5207 PROPERTY MANAGEMENT	2,619	17,314
General J	03/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	500	17,814
General J	03/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	18,314
General J	03/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	18,814
General J	03/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	19,314
General J	03/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for March 2010	Safe Storage SSX	-SPLIT-	1,909	21,223
General J	03/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for March 2010	Safe Storage SSO	5207 PROPERTY MANAGEMENT	3,105	24,328
General J	04/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for March 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	500	24,828
General J	04/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for March 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	25,328
General J	04/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for March 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	25,828
General J	04/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for March 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	26,328
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for April 2010	Safe Storage SSX	-SPLIT-	1,882	28,210
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for April 2010	Safe Storage SSO	5207 PROPERTY MANAGEMENT	2,481	30,691
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for April 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	500	31,191
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for April 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	31,691
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for April 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	32,191
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for April 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	32,691
General J	06/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for May 2010	Safe Storage SSO	-SPLIT-	4,675	37,366
General J	06/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for May 2010	Safe Storage SSO	5207 PROPERTY MANAGEMENT	500	37,866
General J	06/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for May 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	500	38,366
General J	06/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for May 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	38,866
General J	06/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for May 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	39,366
General J	06/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for May 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	39,866
General J	07/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for June 2010	Safe Storage SSO	-SPLIT-	4,970	44,836
General J	07/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for June 2010	Safe Storage SSO	5207 PROPERTY MANAGEMENT	500	45,336
General J	07/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for June 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	500	45,836
General J	07/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for June 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	46,336
General J	07/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for June 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	46,836
General J	07/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for June 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	47,336
General J	08/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for July 2010	Safe Storage SSO	-SPLIT-	4,586	51,922
General J	08/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for July 2010	Safe Storage SSO	5207 PROPERTY MANAGEMENT	500	52,422
General J	08/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for July 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	500	52,922
General J	08/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for July 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	53,422
General J	08/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for July 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	53,922
General J	08/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for August 2010	Tuffy's Building	-SPLIT-	4,681	58,603
General J	09/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for August 2010	Safe Storage SSO	5207 PROPERTY MANAGEMENT	500	59,103
General J	09/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for August 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	500	59,603

Pacific Thomas Capital
Transaction Detail By Account
January Through December 2010

Type	Date	Num	Name	Memo	Class	Split	Amount	Balance
General J	09/01/2010	Mgmt Fee	Management Fee for August 2010		29th - Derby	5207 - PROPERTY MANAGEMENT	500	59,103
General J	09/01/2010	Mgmt Fee	Management Fee for August 2010		Morse Building	5207 - PROPERTY MANAGEMENT	500	59,603
General J	10/01/2010	Mgmt Fee	Management Fee for September 2010		Tuffy's Building	5207 - PROPERTY MANAGEMENT	500	60,103
General J	10/01/2010	Mgmt Fee	Management Fee for September 2010		Sale Storage SSO	-SPLIT-	4,935	65,038
General J	10/01/2010	Mgmt Fee	Management Fee for September 2010		23rd - 25th	5207 - PROPERTY MANAGEMENT	500	65,538
General J	10/01/2010	Mgmt Fee	Management Fee for September 2010		29th - Derby	5207 - PROPERTY MANAGEMENT	500	66,038
General J	11/01/2010	Mgmt Fee	Management Fee for October 2010		Morse Building	5207 - PROPERTY MANAGEMENT	500	66,538
General J	11/01/2010	Mgmt Fee	Management Fee for October 2010		Tuffy's Building	5207 - PROPERTY MANAGEMENT	500	67,038
General J	11/01/2010	Mgmt Fee	Management Fee for October 2010		Sale Storage SSO	-SPLIT-	4,802	71,840
General J	11/01/2010	Mgmt Fee	Management Fee for October 2010		23rd - 25th	5207 - PROPERTY MANAGEMENT	500	72,340
General J	11/01/2010	Mgmt Fee	Management Fee for October 2010		29th - Derby	5207 - PROPERTY MANAGEMENT	500	72,840
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		Morse Building	5207 - PROPERTY MANAGEMENT	500	73,340
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		Tuffy's Building	5207 - PROPERTY MANAGEMENT	500	73,840
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		Sale Storage SSO	-SPLIT-	4,850	78,689
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		23rd - 25th	5207 - PROPERTY MANAGEMENT	500	79,189
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		29th - Derby	5207 - PROPERTY MANAGEMENT	500	79,689
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		Morse Building	5207 - PROPERTY MANAGEMENT	500	80,189
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		Tuffy's Building	5207 - PROPERTY MANAGEMENT	500	80,689
General J	12/31/2010	AJE #19 C	To record the portfolio mgmt fee charged by TCI		HI Operations	2501 - THOMAS CAPITAL INVESTM	50,000	130,689
Total 5207 - PROPERTY MANAGEMENT							130,689	130,689
Total 5200 - PROFESSIONAL SERVICES							130,689	130,689
TOTAL							130,689	130,689

Pacific Thomas Corporation dba Pacific Thomas Capital
2010 Tax Return Comparison

QuickBooks Description	Per QuickBooks	Tax Return Caption	Per Tax Return	T/R reference	Difference	Reconciliation comments
4010 · SAFE STORAGE RENTAL INCOME	1,169,250					
4035 · COMMISSION - BUDGET TK RENTAL	23,298					
4040 · MERCHANDISE SALES	7,058					
4050 · PROPERTY RENTAL INCOME	43,372					
4070 · CASH, OVER/SHORT	(171)					
4080 · MISCELLANEOUS INCOME	50					
4100 · OTHER INCOME	818					
4998 · LOAN RECONCILIATION ADJUSTMENT	68,629					
Total Revenues	1,312,304	Gross Receipts or Sales Other Income (loss) Rental Real Estate Income	1,196,097 69,447 46,760	11205, page 1, line 1 11205, page 1, line 5 8825, page 10, line 18a	-	
Total Revenues	1,312,304		1,312,304		-	
5000 · COST OF GOODS SOLD	(3,704)	Cost of Goods Sold	(3,704)	11205, page 1, line 2	-	
5500 · REPAIRS AND MAINTENANCE	(10,246)	Repairs and Maintenance	(10,246)	11205, page 1, line 9	-	
5110 · LICENSES AND PERMITS	(2,652)	Taxes and licenses	(2,652)	11205, page 14, stmt 2	-	
5801 · REAL PROPERTY TAX	(143,196)	Property Taxes	(143,196)	11205, page 14, stmt 2	-	
5802 · STATE INCOME TAX	(800)	California Taxes	(800)	11205, page 14, stmt 2	-	
Total Taxes	(146,648)	Taxes and licenses	(146,648)	11205, page 1, line 12	-	
7102 · SUMMIT BANK (8144)	(543,031)					
7103 · SUMMIT BANK (7586)	(2,976)					
7104 · BANK OF THE WEST (0018)	(212,878)					
7105 · RYDMAN	(300)					
7106 · OTHERS	(4,580)					
7110 · MORSE BUILDING	(114,582)					
Total Interest	(878,347)	Interest Interest	(763,765) (114,582)	11205, page 1, line 13 8825, page 10, line 9	-	
Total Interest	(878,347)	Interest	(878,347)		-	
7300 · DEPRECIATION	(176,505)					
Total Depreciation	(176,505)	Depreciation Depreciation	(161,013) (15,492)	11205, page 1, line 14 8825, page 10, line 14	-	
Total Depreciation	(176,505)	Depreciation	(176,505)		-	

QuickBooks Description	Per QuickBooks	Tax Return Caption	Per Tax Return	T/R reference	Difference	Reconciliation comments
5400 · MARKETING AND PROMOTION	(21,638)	Advertising	(21,638)	11205, page 1, line 16	-	
5302 · EDUCATION AND TRAINING	(150)	Employee benefit programs	(150)	11205, page 1, line 18	-	
7200 · AMORTIZATION	(75,407)	Amortization Expense	(75,407)	11205, page 15, stmt 4	-	
5101 · AUCTION & LIEN SALES	(1,560)	Auction Expense	(1,560)	11205, page 15, stmt 4	-	
5104 · BANK CHARGES	(16,081)	Bank Charges	(16,081)	11205, page 15, stmt 4	-	
5105 · COMPUTER SERVICES	(5,169)	Computer Services	(5,169)	11205, page 15, stmt 4	-	
5107 · DUES, FEES, AND SUBSCRIPTIONS	(1,759)	Dues & Subscriptions	(1,759)	11205, page 15, stmt 4	-	
5109 · EQUIPMENT LEASE	(721)	Equipment Lease	(721)	11205, page 15, stmt 4	-	
5700 · INSURANCE	(14,934)	Insurance	(14,934)	11205, page 15, stmt 4	-	
5207 · PROPERTY MANAGEMENT	(130,689)					
5201 · ACCOUNTING AND TAX	(13,462)					
5204 · CONSULTING	(3,980)					
5206 · LEGAL AND NOTARY - Other	(80)					
Total Legal & Accounting	(148,211)	Legal & Accounting	(148,211)	11205, page 15, stmt 4	-	
5108 · ENTERTAINMENT	(494)	Meals & Entertainment	(247)	11205, page 15, stmt 4	247	Nondeductible expense.
5130 · MISC. EXPENSES	(119)					
7600 · OTHERS	(3,114)					
Total Miscellaneous Expense	(3,233)	Miscellaneous Expense	(3,231)	11205, page 15, stmt 4	2	
5112 · OFFICE SUPPLIES	(5,319)	Office Supplies	(5,319)	11205, page 15, stmt 4	-	
5113 · OPERATING SUPPLIES	(492)	Operating Supplies	(492)	11205, page 15, stmt 4	-	
5128 · CONSULTANCY	(1,610)	Outside Services	(1,610)	11205, page 15, stmt 4	-	
5116 · POSTAGE AND DELIVERY	(7,527)	Postage	(7,527)	11205, page 15, stmt 4	-	
5117 · PRINTING AND DUPLICATION	(757)	Printing	(757)	11205, page 15, stmt 4	-	
5202 · ARCHITECTS	(1,118)					
5206.1 · LEGAL - ADMIN	(3,145)					
5200 · PROFESSIONAL SERVICES - Other	(1,979)					
Total Professional Services	(6,242)	Professional Services	(6,242)	11205, page 15, stmt 4	-	
5119 · SECURITY	(525)	Security	(525)	11205, page 15, stmt 4	-	
5125 · COLLECTIONS EXPENSES	(2,610)					
5301 · SERVICE FEES	(122,899)					
5303 · BONUS	(100)					
Total Service Fees	(125,609)	Service Fees	(125,609)	11205, page 15, stmt 4	-	
5102 · AUTO, GASOLINE & PARKING	(1,243)					
5124 · TRAVEL	(3,767)					
Total Travel	(5,010)	Travel	(5,010)	11205, page 15, stmt 4	-	

QuickBooks Description	Per QuickBooks	Tax Return Caption	Per Tax Return	T/R reference	Difference	Reconciliation comments
5121 - TELEPHONE	(6,584)					
5123 - TRASH REMOVAL AND REFUSE	(5,347)					
5600 - UTILITIES	(36,668)					
Total Utilities	(48,599)	Utilities and Telephone	(48,599)	11205, page 15, stmt 4	-	
Net Income	(394,193)	Income/loss reconciliation	(393,944)	11205, page 3, line 18		

4:16 PM
06/17/13
Accrual Basis

Pacific Thomas Capital
Profit & Loss
January through December 2010

	Jan - Dec 10
Ordinary Income/Expense	
Income	
4010 · SAFE STORAGE RENTAL INCOME	1,169,250
4035 · COMMISSION - BUDGET TK RENTAL	23,298
4040 · MERCHANDISE SALES	7,058
4050 · PROPERTY RENTAL INCOME	43,372
4070 · CASH, OVER/SHORT	(171)
4080 · MISCELLANEOUS INCOME	50
4100 · OTHER INCOME	818
4108 · Late Charges	0
Total Income	1,243,674
Cost of Goods Sold	
5000 · COST OF GOODS SOLD	3,704
5001 · *Cost of Goods Sold	0
Total COGS	3,704
Gross Profit	1,239,970
Expense	
5100 · OFFICE & ADMINISTRATION	
5101 · AUCTION & LIEN SALES	1,560
5102 · AUTO, GASOLINE & PARKING	1,243
5104 · BANK CHARGES	16,081
5105 · COMPUTER SERVICES	
5105.1 · COMPUTER SUPPORT	2,681
5105.2 · COMPUTER AND INTERNET SERVICES	2,488
Total 5105 · COMPUTER SERVICES	5,169
5107 · DUES, FEES, AND SUBSCRIPTIONS	
5107.2 · MEMBERSHIP AND SUBSCRIPTION FEE	1,759
Total 5107 · DUES, FEES, AND SUBSCRIPTIONS	1,759
5108 · ENTERTAINMENT	494
5109 · EQUIPMENT LEASE	721
5110 · LICENSES AND PERMITS	2,652
5111 · MEETINGS	0
5112 · OFFICE SUPPLIES	5,319
5113 · OPERATING SUPPLIES	492
5114 · OUTSIDE SERVICES	0
5116 · POSTAGE AND DELIVERY	7,527
5117 · PRINTING AND DUPLICATION	757
5119 · SECURITY	525
5121 · TELEPHONE	6,584
5123 · TRASH REMOVAL AND REFUSE	5,347
5124 · TRAVEL	
5124.1 · AIRFARE	3,623
5124.3 · MEALS	0
5124.5 · TRANSPORTATION	32
5124.6 · CAR RENTAL	112
Total 5124 · TRAVEL	3,766
5125 · COLLECTIONS EXPENSES	2,610
5128 · CONSULTANCY	1,610
5130 · MISC. EXPENSES	119
Total 5100 · OFFICE & ADMINISTRATION	64,336
5200 · PROFESSIONAL SERVICES	
5201 · ACCOUNTING AND TAX	13,462
5202 · ARCHITECTS	1,118
5204 · CONSULTING	3,980

4:16 PM
06/17/13
Accrual Basis

Pacific Thomas Capital
Profit & Loss
January through December 2010

	Jan - Dec 10
5206 · LEGAL AND NOTARY	
5206.1 · LEGAL - ADMIN	3,145
5206.2 · LEGAL - PROPERTIES	0
5206 · LEGAL AND NOTARY - Other	80
Total 5206 · LEGAL AND NOTARY	3,225
5207 · PROPERTY MANAGEMENT	130,689
5200 · PROFESSIONAL SERVICES - Other	1,979
Total 5200 · PROFESSIONAL SERVICES	154,453
5300 · LABOR	
5301 · SERVICE FEES	122,899
5302 · EDUCATION AND TRAINING	150
5303 · BONUS	100
Total 5300 · LABOR	123,149
5400 · MARKETING AND PROMOTION	21,638
5500 · REPAIRS AND MAINTENANCE	10,246
5600 · UTILITIES	
5601 · WATER	7,975
5602 · PG&E	28,693
Total 5600 · UTILITIES	36,668
5700 · INSURANCE	
5701 · PROPERTY AND GENERAL LIABILITY	14,934
Total 5700 · INSURANCE	14,934
5800 · TAXES	
5801 · REAL PROPERTY TAX	143,196
5802 · STATE INCOME TAX	800
Total 5800 · TAXES	143,996
7180 · Morse Bldg.	0
Total Expense	569,420
Net Ordinary Income	670,550
Other Income/Expense	
Other Income	
4998 · LOAN RECONCILIATION ADJUSTMENT	68,629
Total Other Income	68,629
Other Expense	
7100 · INTEREST EXPENSE	
7102 · SUMMIT BANK (8144)	543,031
7103 · SUMMIT BANK (7586)	2,976
7104 · BANK OF THE WEST (0018)	212,878
7105 · RYDMAN	300
7106 · OTHERS	4,580
7110 · MORSE BUILDING	114,582
Total 7100 · INTEREST EXPENSE	878,346
7200 · AMORTIZATION	75,407
7300 · DEPRECIATION	176,506
7600 · OTHERS	3,114
Total Other Expense	1,133,373
Net Other Income	(1,064,744)
Net Income	(394,194)

EXHIBIT B

Pacific Thomas Capital
Transaction Detail By Account
January through December 2011

Type	Date	Num	Name	Memo	Class	Split	Amount	Balance
5200 - PROFESSIONAL SERVICES								
5207 - PROPERTY MANAGEMENT								
General J	01/01/2011	Magnt Fee	Management Fee for December 2010	Sale Storage SSO	-SPLIT-	PROPERTY MANAGEMENT	4.625	4.625
General J	01/01/2011	Magnt Fee	Management Fee for December 2010	23rd - 25th	5207	PROPERTY MANAGEMENT	5.125	5.125
General J	01/01/2011	Magnt Fee	Management Fee for December 2010	29th - Derby	5207	PROPERTY MANAGEMENT	5.625	5.625
General J	01/01/2011	Magnt Fee	Management Fee for December 2010	Tuffy's Building	5207	PROPERTY MANAGEMENT	6.125	6.125
General J	02/20/2011	Magnt Fee	Management Fee for the month of January 2011	Sale Storage SSO	-SPLIT-	PROPERTY MANAGEMENT	4.334	6.625
General J	02/20/2011	Magnt Fee	Management Fee for the month of January 2011	23rd - 25th	5207	PROPERTY MANAGEMENT	5.000	10.959
General J	02/20/2011	Magnt Fee	Management Fee for the month of January 2011	29th - Derby	5207	PROPERTY MANAGEMENT	5.000	11.459
General J	02/20/2011	Magnt Fee	Management Fee for the month of January 2011	Tuffy's Building	5207	PROPERTY MANAGEMENT	5.000	12.459
General J	03/01/2011	Magnt Fee	Management Fee for the month of February 2011	Sale Storage SSO	-SPLIT-	PROPERTY MANAGEMENT	4.501	12.959
General J	03/01/2011	Magnt Fee	Management Fee for the month of February 2011	23rd - 25th	5207	PROPERTY MANAGEMENT	5.000	17.460
General J	03/01/2011	Magnt Fee	Management Fee for the month of February 2011	29th - Derby	5207	PROPERTY MANAGEMENT	5.000	17.960
General J	03/01/2011	Magnt Fee	Management Fee for the month of February 2011	Tuffy's Building	5207	PROPERTY MANAGEMENT	5.000	18.460
General J	04/01/2011	Magnt Fee	Management Fee for March 2011	Sale Storage SSO	-SPLIT-	PROPERTY MANAGEMENT	5.000	19.460
General J	04/01/2011	Magnt Fee	Management Fee for March 2011	23rd - 25th	5207	PROPERTY MANAGEMENT	5.050	24.510
General J	04/01/2011	Magnt Fee	Management Fee for March 2011	29th - Derby	5207	PROPERTY MANAGEMENT	5.000	25.010
General J	04/01/2011	Magnt Fee	Management Fee for March 2011	Tuffy's Building	5207	PROPERTY MANAGEMENT	5.000	25.510
General J	05/01/2011	Magnt Fee	Management Fee for April 2011	Sale Storage SSO	-SPLIT-	PROPERTY MANAGEMENT	2.144	26.510
General J	05/01/2011	Magnt Fee	Management Fee for April 2011	23rd - 25th	5207	PROPERTY MANAGEMENT	2.616	28.654
General J	05/01/2011	Magnt Fee	Management Fee for April 2011	29th - Derby	5207	PROPERTY MANAGEMENT	31.270	31.961
General J	05/01/2011	Magnt Fee	Management Fee for April 2011	Tuffy's Building	5207	PROPERTY MANAGEMENT	31.961	32.361
General J	05/01/2011	Magnt Fee	Management Fee for April 2011	Sale Storage SSO	-SPLIT-	PROPERTY MANAGEMENT	5.000	33.361
General J	05/01/2011	Magnt Fee	Management Fee for April 2011	23rd - 25th	5207	PROPERTY MANAGEMENT	2.085	35.456
General J	05/01/2011	Magnt Fee	Management Fee for April 2011	29th - Derby	5207	PROPERTY MANAGEMENT	2.776	38.232
General J	05/01/2011	Magnt Fee	Management Fee for April 2011	Tuffy's Building	5207	PROPERTY MANAGEMENT	38.232	38.331
General J	06/01/2011	Magnt Fee	Management Fee for May 2011	Sale Storage SSO	-SPLIT-	PROPERTY MANAGEMENT	99	38.331
General J	06/01/2011	Magnt Fee	Management Fee for May 2011	23rd - 25th	5207	PROPERTY MANAGEMENT	500	38.831
General J	06/01/2011	Magnt Fee	Management Fee for May 2011	29th - Derby	5207	PROPERTY MANAGEMENT	500	39.331
General J	06/01/2011	Magnt Fee	Management Fee for May 2011	Tuffy's Building	5207	PROPERTY MANAGEMENT	500	39.831
General J	07/01/2011	Magnt Fee	Management Fee for the month of June 2011	Sale Storage SSO	-SPLIT-	PROPERTY MANAGEMENT	83	40.331
General J	07/01/2011	Magnt Fee	Management Fee for the month of June 2011	23rd - 25th	5207	PROPERTY MANAGEMENT	42.702	45.791
General J	07/01/2011	Magnt Fee	Management Fee for the month of June 2011	29th - Derby	5207	PROPERTY MANAGEMENT	3.089	46.291
General J	07/01/2011	Magnt Fee	Management Fee for the month of June 2011	Tuffy's Building	5207	PROPERTY MANAGEMENT	500	46.791
General J	08/01/2011	Magnt Fee	Management Fee for the month of July 2011	Sale Storage SSO	-SPLIT-	PROPERTY MANAGEMENT	500	47.291
General J	08/01/2011	Magnt Fee	Management Fee for the month of July 2011	23rd - 25th	5207	PROPERTY MANAGEMENT	105	47.896
General J	08/01/2011	Magnt Fee	Management Fee for the month of July 2011	29th - Derby	5207	PROPERTY MANAGEMENT	2.311	50.207
General J	08/01/2011	Magnt Fee	Management Fee for the month of July 2011	Tuffy's Building	5207	PROPERTY MANAGEMENT	2.771	52.978
General J	09/01/2011	Magnt Fee	Management Fee for the month of July 2011	Sale Storage SSO	-SPLIT-	PROPERTY MANAGEMENT	500	53.478
General J	09/01/2011	Magnt Fee	Management Fee for the month of July 2011	23rd - 25th	5207	PROPERTY MANAGEMENT	500	53.978
General J	09/01/2011	Magnt Fee	Management Fee for the month of July 2011	29th - Derby	5207	PROPERTY MANAGEMENT	500	54.478

Pacific Thomas Capital
Transaction Detail By Account
January through December 2011

Type	Date	Num	Name	Memo	Class	Split	Amount	Balance
General J	08/01/2011	Mgmt Fee	Management Fee for the month of July 2011			5207 - PROPERTY MANAGEMENT	500	54,978
General J	09/01/2011	Mgmt Fee	Management Fee for the month of July 2011			SPLIT -	89	55,068
General J	09/01/2011	Mgmt Fee	Management Fee for the month of July 2011			5207 - PROPERTY MANAGEMENT	2,034	57,102
General J	09/01/2011	Mgmt Fee	Management Fee for the month of July 2011			5207 - PROPERTY MANAGEMENT	2,827	59,929
General J	09/01/2011	Mgmt Fee	Management Fee for the month of July 2011			5207 - PROPERTY MANAGEMENT	500	60,429
General J	09/01/2011	Mgmt Fee	Management Fee for the month of July 2011			5207 - PROPERTY MANAGEMENT	500	60,929
General J	09/01/2011	Mgmt Fee	Management Fee for the month of July 2011			5207 - PROPERTY MANAGEMENT	500	61,429
General J	09/01/2011	Mgmt Fee	Management Fee for the month of July 2011			5207 - PROPERTY MANAGEMENT	500	61,929
General J	09/01/2011	Mgmt Fee	Management Fee for the month of July 2011			5207 - PROPERTY MANAGEMENT	136	62,065
General J	10/01/2011	Mgmt Fee	Management Fee for August 2011			5207 - PROPERTY MANAGEMENT	2,137	64,202
General J	10/01/2011	Mgmt Fee	Management Fee for August 2011			5207 - PROPERTY MANAGEMENT	3,202	67,403
General J	10/01/2011	Mgmt Fee	Management Fee for August 2011			5207 - PROPERTY MANAGEMENT	500	67,903
General J	10/01/2011	Mgmt Fee	Management Fee for August 2011			5207 - PROPERTY MANAGEMENT	500	68,403
General J	10/01/2011	Mgmt Fee	Management Fee for August 2011			5207 - PROPERTY MANAGEMENT	500	68,903
General J	10/01/2011	Mgmt Fee	Management Fee for August 2011			5207 - PROPERTY MANAGEMENT	500	69,403
General J	10/01/2011	Mgmt Fee	Management Fee for August 2011			5207 - PROPERTY MANAGEMENT	101	69,504
General J	11/01/2011	Mgmt Fee	Management Fee for October 2011			5207 - PROPERTY MANAGEMENT	2,232	71,736
General J	11/01/2011	Mgmt Fee	Management Fee for October 2011			5207 - PROPERTY MANAGEMENT	2,778	74,514
General J	11/01/2011	Mgmt Fee	Management Fee for October 2011			5207 - PROPERTY MANAGEMENT	500	75,014
General J	11/01/2011	Mgmt Fee	Management Fee for October 2011			5207 - PROPERTY MANAGEMENT	500	75,514
General J	11/01/2011	Mgmt Fee	Management Fee for October 2011			5207 - PROPERTY MANAGEMENT	500	76,014
General J	11/01/2011	Mgmt Fee	Management Fee for October 2011			5207 - PROPERTY MANAGEMENT	500	76,514
General J	12/01/2011	Mgmt Fee	Management Fee for the month of December 2011			5207 - PROPERTY MANAGEMENT	90	76,604
General J	12/01/2011	Mgmt Fee	Management Fee for the month of December 2011			5207 - PROPERTY MANAGEMENT	2,129	78,732
General J	12/01/2011	Mgmt Fee	Management Fee for the month of December 2011			5207 - PROPERTY MANAGEMENT	2,783	81,515
General J	12/01/2011	Mgmt Fee	Management Fee for the month of December 2011			5207 - PROPERTY MANAGEMENT	500	82,015
General J	12/01/2011	Mgmt Fee	Management Fee for the month of December 2011			5207 - PROPERTY MANAGEMENT	500	82,515
General J	12/01/2011	Mgmt Fee	Management Fee for the month of December 2011			5207 - PROPERTY MANAGEMENT	500	83,015
General J	12/01/2011	Mgmt Fee	Management Fee for the month of December 2011			5207 - PROPERTY MANAGEMENT	500	83,515
Total 5207 PROPERTY MANAGEMENT							83,515	83,515
Total 5200 PROFESSIONAL SERVICES							83,515	83,515
TOTAL							83,515	83,515

Pacific Thomas Corporation dba Pacific Thomas Capital
2011 Tax Return Comparison

QuickBooks Description	Per QuickBooks	Tax Return Caption	Per Tax Return	T/R reference	Difference	Reconciliation comments
4010 - SAFE STORAGE RENTAL INCOME	1,262,997					
4015 - PROTECTION PLAN POLICY	762					
4016 - SHELVING UNITS	88					
4035 - COMMISSION - BUDGET TK RENTAL	37,788					
4040 - MERCHANDISE SALES	9,357					
4045 - FURNITURE CART/TRUCK RENTAL	118					
4050 - PROPERTY RENTAL INCOME	97,453					
4070 - CASH, OVER/SHORT	(221)					
4108 - Late Charges	200					
4100 - OTHER INCOME	927	Other Income (loss)	927	11205, page 1, line 5		
6200 - INTEREST INCOME	259	Interest Income	259	11205, page 17, stmt 9		
		Gross Receipts or Sales	1,354,494	11205, page 1, line 1		
		Rental Real Estate Income	55,553	8825, page 9, line 18a		
Total Revenues	1,409,728		1,411,233		1,505	
5000 - COST OF GOODS SOLD	(4,601)	Cost of Goods Sold	(4,601)	11205, page 1, line 2		
5500 - REPAIRS AND MAINTENANCE	(12,620)	Repairs and Maintenance	(12,620)	11205, page 1, line 9		
5103 - BAD DEBTS	(56,206)	Bad debts	(56,206)			
5110 - LICENSES AND PERMITS	(2,124)	Taxes and licenses	(2,124)	11205, page 15, stmt 3		
5801 - REAL PROPERTY TAX	(143,626)	Property Taxes	(117,890)	11205, page 15, stmt 3		
5802 - STATE INCOME TAX	(800)	California Taxes	(800)	11205, page 15, stmt 3		
		Tax	(25,736)	8825, page 9, line 11		
Total Taxes	(146,550)	Taxes and licenses	(146,550)			
7102 - SUMMITT BANK (8114)	(112,217)					
7104 - BANK OF THE WEST (0018)	(206,557)					
7105 - RYDMAN	(300)					
7106 - OTHERS	(3,286)					
7108 - FCLENDER GROUP	(13,270)					
7109 - BOWERS GROUP	(10,072)					
7100 - INTEREST EXPENSE - Other	(1,500)					
7500 - LOAN EXPENSE	(1,000)					
Total Interest	(348,202)	Interest	(278,417)	11205, page 1, line 13		
		Interest	(69,785)	8825, page 9, line 9		
		Interest	(348,202)			

QuickBooks Description	Per QuickBooks	Tax Return Caption	Per Tax Return	T/R reference	Difference	Reconciliation comments
7300 - DEPRECIATION						
Total Depreciation		Depreciation	(123,961)	11205, page 1, line 14		
		Depreciation	(63,401)	8825, page 9, line 14		
		Depreciation	(187,362)			
5400 - MARKETING AND PROMOTION	(23,857)	Advertising	(23,857)	11205, page 1, line 16		No depreciation recorded on books.
5101 - AUCTION & LIEN SALES	(2,008)	Amortization Expense	(34,907)	11205, page 15, stmt 4	(34,907)	Q8 may include amt below in refinance expense.
5104 - BANK CHARGES	(17,289)	Auction Expense	(2,008)	11205, page 15, stmt 4		
5105 - COMPUTER SERVICES	(10,975)	Bank Charges	(17,289)	11205, page 15, stmt 4		
5107 - DUES, FEES, AND SUBSCRIPTIONS	(55)	Computer Services	(10,975)	11205, page 15, stmt 4		
5109 - EQUIPMENT LEASE	(615)	Dues & Subscriptions	(55)	11205, page 15, stmt 4		
5700 - INSURANCE	(18,908)	Equipment Lease	(615)	11205, page 16, stmt 4		
5115 - LATE FEES AND PENALTIES	(15,800)	Insurance	(18,908)	11205, page 16, stmt 4		
5207 - PROPERTY MANAGEMENT	(83,515)	Late Fees	(15,800)	11205, page 16, stmt 4		
5201 - ACCOUNTING AND TAX	(34,106)					
5204 - CONSULTING	(5,470)					
5206 2 - LEGAL - PROPERTIES	(6,400)					
Total Legal & Accounting	(129,491)	Legal & Accounting	(129,491)	11205, page 16, stmt 4		
5108 - ENTERTAINMENT						
5130 - MISC. EXPENSES	(8,748)	Meals & Entertainment	(358)	11205, page 16, stmt 6	357	Non deductible expense.
5112 - OFFICE SUPPLIES	(6,118)	Miscellaneous Expense	(8,747)	11205, page 16, stmt 4	1	
5113 - OPERATING SUPPLIES	(1,052)	Office Supplies	(6,118)	11205, page 16, stmt 4		
5114 - OUTSIDE SERVICES	(11,208)	Operating Supplies	(1,056)	11205, page 16, stmt 4	(4)	
5116 - POSTAGE AND DELIVERY	(6,016)	Outside Services	(11,208)	11205, page 16, stmt 4		
5117 - PRINTING AND DUPLICATION	(708)	Postage	(6,016)	11205, page 16, stmt 4		
		Printing	(708)	11205, page 16, stmt 4		
5202 - ARCHITECTS	(1,950)					
5206 1 - LEGAL - ADMIN	(68,485)					
7580 - REFINANCING EXPENSE	(35,000)					
Total Professional Services	(105,435)	Professional Services	(105,512)	11205, page 16, stmt 4	(77)	Split for refinance services.
5119 - SECURITY	(210)	Security	(210)	11205, page 16, stmt 4		
5301 - SERVICE FEES	(122,289)					
5303 - BONUS	(250)					
Total Service Fees	(122,539)	Service Fees	(122,539)	11205, page 16, stmt 4		
5102 - AUTO, GASOLINE & PARKING	(2,525)					
5111 - MEETINGS	(1,335)					
5124 - TRAVEL	(8,644)					
Total Travel	(12,504)	Travel	(12,504)	11205, page 16, stmt 4		

QuickBooks Description	Per QuickBooks	Tax Return Caption	Per Tax Return	T/R reference	Difference	Reconciliation comments
5121 - TELEPHONE	(9,638)					
5123 - TRASH REMOVAL AND REFUSE	(7,206)					
5600 - UTILITIES	(38,364)					
Total Utilities	(55,208)	Utilities and Telephone	(55,208)	11205, page 16, stmt 4	-	
5106 - DONATIONS AND CONTRIBUTIONS	(550)	Charitable Contributions	(550)	11205, page 16, stmt 7	-	
7580 - REFINANCING EXPENSE	(14,103)					
Net Income	277,437	Income/loss reconciliation	71,053	11205, page 3, line 18	14,103	Unknown where or if this is included on Tax Return

4:16 PM

06/17/13

Accrual Basis

Pacific Thomas Capital Profit & Loss

January through December 2011

	Jan - Dec 11
Ordinary Income/Expense	
Income	
4010 · SAFE STORAGE RENTAL INCOME	1,262,997
4015 · PROTECTION PLAN POLICY	762
4016 · SHELVING UNITS	88
4035 · COMMISSION - BUDGET TK RENTAL	37,788
4040 · MERCHANDISE SALES	9,357
4045 · FURNITURE CART/TRUCK RENTAL	118
4050 · PROPERTY RENTAL INCOME	97,453
4070 · CASH, OVER/SHORT	(221)
4100 · OTHER INCOME	927
4108 · Late Charges	200
Total Income	1,409,469
Cost of Goods Sold	
5000 · COST OF GOODS SOLD	4,601
5001 · *Cost of Goods Sold	0
Total COGS	4,601
Gross Profit	1,404,867
Expense	
5100 · OFFICE & ADMINISTRATION	
5101 · AUCTION & LIEN SALES	2,008
5102 · AUTO, GASOLINE & PARKING	2,525
5103 · BAD DEBTS	56,206
5104 · BANK CHARGES	17,289
5105 · COMPUTER SERVICES	
5105.1 · COMPUTER SUPPORT	7,738
5105.2 · COMPUTER AND INTERNET SERVICES	3,257
5105.3 · COMPUTER SUPPLIES	(20)
Total 5105 · COMPUTER SERVICES	10,975
5106 · DONATIONS AND CONTRIBUTIONS	550
5107 · DUES, FEES, AND SUBSCRIPTIONS	
5107.2 · MEMBERSHIP AND SUBSCRIPTION FEE	55
Total 5107 · DUES, FEES, AND SUBSCRIPTIONS	55
5108 · ENTERTAINMENT	715
5109 · EQUIPMENT LEASE	615
5110 · LICENSES AND PERMITS	2,124
5111 · MEETINGS	1,335
5112 · OFFICE SUPPLIES	6,118
5113 · OPERATING SUPPLIES	1,052
5114 · OUTSIDE SERVICES	11,208
5115 · LATE FEES AND PENALTIES	15,800
5116 · POSTAGE AND DELIVERY	6,016
5117 · PRINTING AND DUPLICATION	708
5119 · SECURITY	210
5121 · TELEPHONE	9,638
5123 · TRASH REMOVAL AND REFUSE	7,206
5124 · TRAVEL	
5124.1 · AIRFARE	7,837
5124.2 · ACCOMMODATIONS	74
5124.3 · MEALS	422
5124.4 · PER DIEM	108
5124.5 · TRANSPORTATION	46
5124.6 · CAR RENTAL	157
Total 5124 · TRAVEL	8,643
5130 · MISC. EXPENSES	8,748
Total 5100 · OFFICE & ADMINISTRATION	169,743

4:16 PM
06/17/13
Accrual Basis

Pacific Thomas Capital
Profit & Loss
January through December 2011

	Jan - Dec 11
5200 · PROFESSIONAL SERVICES	
5201 · ACCOUNTING AND TAX	34,106
5202 · ARCHITECTS	1,950
5204 · CONSULTING	5,470
5206 · LEGAL AND NOTARY	
5206.1 · LEGAL - ADMIN	68,485
5206.2 · LEGAL - PROPERTIES	6,400
Total 5206 · LEGAL AND NOTARY	74,885
5207 · PROPERTY MANAGEMENT	83,515
Total 5200 · PROFESSIONAL SERVICES	199,926
5300 · LABOR	
5301 · SERVICE FEES	122,289
5303 · BONUS	250
Total 5300 · LABOR	122,539
5400 · MARKETING AND PROMOTION	23,857
5500 · REPAIRS AND MAINTENANCE	12,620
5600 · UTILITIES	
5601 · WATER	5,802
5602 · PG&E	32,562
Total 5600 · UTILITIES	38,364
5700 · INSURANCE	
5704 · PROTECTION PLAN	670
5701 · PROPERTY AND GENERAL LIABILITY	18,238
Total 5700 · INSURANCE	18,908
5800 · TAXES	
5801 · REAL PROPERTY TAX	143,626
5802 · STATE INCOME TAX	800
Total 5800 · TAXES	144,426
Total Expense	730,383
Net Ordinary Income	674,484
Other Income/Expense	
Other Income	
6200 · INTEREST INCOME	259
Total Other Income	259
Other Expense	
7580 · REFINANCING EXPENSE	49,103
7100 · INTEREST EXPENSE	
7102 · SUMMIT BANK (8144)	112,217
7104 · BANK OF THE WEST (0018)	206,557
7105 · RYDMAN	300
7106 · OTHERS	3,286
7108 · FCI LENDER GROUP	13,270
7109 · BOWERS GROUP	10,072
7100 · INTEREST EXPENSE - Other	1,500
Total 7100 · INTEREST EXPENSE	347,203
7200 · AMORTIZATION	0
7300 · DEPRECIATION	0
7500 · LOAN EXPENSE	1,000
Total Other Expense	397,306
Net Other Income	(397,047)
Net Income	277,437

Pacific Thomas Capital
Transaction Detail By Account
January through December 2010

Type	Date	Num	Name	Memo	Class	Split	Amount	Balance
5200: PROFESSIONAL SERVICES								
5207: PROPERTY MANAGEMENT								
General J	01/03/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for December 2009	Sale Storage SSX	-SPLIT-	2,056	2,056
General J	01/03/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for December 2009	Sale Storage SSO	5207 PROPERTY MANAGEMENT	2,966	5,022
General J	01/03/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for December 2009	23rd - 25th	5207 PROPERTY MANAGEMENT	500	5,522
General J	01/03/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for December 2009	29th - Derby	5207 PROPERTY MANAGEMENT	500	6,022
General J	01/03/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for December 2009	Morse Building	5207 PROPERTY MANAGEMENT	500	6,522
General J	02/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for January 2010	Tuffy's Building	-SPLIT-	500	7,022
General J	02/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for January 2010	Sale Storage SSO	5207 PROPERTY MANAGEMENT	2,530	9,552
General J	02/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for January 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	1,733	11,285
General J	02/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for January 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	11,785
General J	02/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for January 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	12,285
General J	02/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	12,785
General J	02/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	Sale Storage SSX	-SPLIT-	1,909	15,194
General J	02/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	2,819	17,814
General J	02/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	18,314
General J	03/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	18,814
General J	03/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	19,314
General J	03/02/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for February 2010	Sale Storage SSO	-SPLIT-	500	19,814
General J	04/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for March 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	1,909	21,723
General J	04/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for March 2010	29th - Derby	5207 PROPERTY MANAGEMENT	3,105	24,828
General J	04/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for March 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	25,328
General J	04/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for March 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	25,828
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for April 2010	Sale Storage SSX	-SPLIT-	500	26,328
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for April 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	1,892	28,220
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for April 2010	29th - Derby	5207 PROPERTY MANAGEMENT	2,481	31,191
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for April 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	32,191
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for April 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	32,691
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for May 2010	Sale Storage SSO	-SPLIT-	500	33,191
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for May 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	4,675	37,866
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for May 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	38,366
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for May 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	38,866
General J	05/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for May 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	39,366
General J	07/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for June 2010	Sale Storage SSO	-SPLIT-	500	39,866
General J	07/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for June 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	4,970	44,836
General J	07/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for June 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	45,336
General J	07/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for June 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	45,836
General J	07/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for June 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	46,336
General J	08/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for the month of July 2010	Sale Storage SSO	-SPLIT-	500	46,836
General J	08/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for the month of July 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	4,586	51,422
General J	08/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for the month of July 2010	29th - Derby	5207 PROPERTY MANAGEMENT	500	51,922
General J	08/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for the month of July 2010	Morse Building	5207 PROPERTY MANAGEMENT	500	52,422
General J	08/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for the month of July 2010	Tuffy's Building	5207 PROPERTY MANAGEMENT	500	52,922
General J	09/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for August 2010	Sale Storage SSO	-SPLIT-	500	53,422
General J	09/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for August 2010	23rd - 25th	5207 PROPERTY MANAGEMENT	4,681	58,103
General J	09/01/2010	Mgmt Fee	Pacific Trading Ventures,	Management Fee for August 2010			500	58,603

Pacific Thomas Capital
Transaction Detail By Account
January through December 2010

Type	Date	Num	Name	Memo	Class	Split	Amount	Balance
General J	09/01/2010	Mgmt Fee	Management Fee for August 2010		29th - Derby	5207 - PROPERTY MANAGEMENT	500	59,103
General J	09/01/2010	Mgmt Fee	Management Fee for August 2010		Morse Building	5207 - PROPERTY MANAGEMENT	500	59,603
General J	09/01/2010	Mgmt Fee	Management Fee for August 2010		Tuffy's Building	5207 - PROPERTY MANAGEMENT	500	60,103
General J	10/01/2010	Mgmt Fee	Management Fee for September 2010		Sale Storage SSO	-SPLIT-	4,935	65,038
General J	10/01/2010	Mgmt Fee	Management Fee for September 2010		23rd - 25th	5207 - PROPERTY MANAGEMENT	500	65,538
General J	10/01/2010	Mgmt Fee	Management Fee for September 2010		Morse Building	5207 - PROPERTY MANAGEMENT	500	66,038
General J	10/01/2010	Mgmt Fee	Management Fee for September 2010		Tuffy's Building	5207 - PROPERTY MANAGEMENT	500	66,538
General J	11/01/2010	Mgmt Fee	Management Fee for October 2010		Sale Storage SSO	-SPLIT-	560	67,098
General J	11/01/2010	Mgmt Fee	Management Fee for October 2010		23rd - 25th	5207 - PROPERTY MANAGEMENT	4,802	71,840
General J	11/01/2010	Mgmt Fee	Management Fee for October 2010		Morse Building	5207 - PROPERTY MANAGEMENT	500	72,340
General J	11/01/2010	Mgmt Fee	Management Fee for October 2010		Tuffy's Building	5207 - PROPERTY MANAGEMENT	500	72,840
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		23rd - 25th	5207 - PROPERTY MANAGEMENT	500	73,340
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		Morse Building	-SPLIT-	4,850	78,189
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		Tuffy's Building	5207 - PROPERTY MANAGEMENT	500	78,689
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		29th - Derby	5207 - PROPERTY MANAGEMENT	500	79,189
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		Morse Building	5207 - PROPERTY MANAGEMENT	500	79,689
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		Tuffy's Building	5207 - PROPERTY MANAGEMENT	500	80,189
General J	12/01/2010	Mgmt Fee	Management Fee for November 2010		HI Operations	5207 - PROPERTY MANAGEMENT	50,000	80,689
Total 5207 PROPERTY MANAGEMENT							130,689	130,689
Total 5200 PROFESSIONAL SERVICES							130,689	130,689
TOTAL							130,689	130,689

Pacific Thomas Corporation dba Pacific Thomas Capital
2010 Tax Return Comparison

QuickBooks Description	Per QuickBooks	Tax Return Caption	Per Tax Return	T/R reference	Difference	Reconciliation comments
4010 · SAFE STORAGE RENTAL INCOME	1,169,250					
4035 · COMMISSION - BUDGET TK RENTAL	23,298					
4040 · MERCHANDISE SALES	7,058					
4050 · PROPERTY RENTAL INCOME	43,372					
4070 · CASH, OVER/SHORT	(171)					
4080 · MISCELLANEOUS INCOME	50					
4100 · OTHER INCOME	818					
4998 · LOAN RECONCILIATION ADJUSTMENT	68,629					
		Gross Receipts or Sales	1,196,097	11205, page 1, line 1		
		Other Income (loss)	69,447	11205, page 1, line 5		
		Rental Real Estate Income	46,760	8825, page 10, line 18a		
Total Revenues	1,312,304		1,312,304			
5000 · COST OF GOODS SOLD	(3,704)	Cost of Goods Sold	(3,704)	11205, page 1, line 2		
5500 · REPAIRS AND MAINTENANCE	(10,246)	Repairs and Maintenance	(10,246)	11205, page 1, line 9		
5110 · LICENSES AND PERMITS	(2,652)	Taxes and licenses	(2,652)	11205, page 14, stmt 2		
5801 · REAL PROPERTY TAX	(143,196)	Property Taxes	(143,196)	11205, page 14, stmt 2		
5802 · STATE INCOME TAX	(800)	California Taxes	(800)	11205, page 14, stmt 2		
Total Taxes	(146,648)	Taxes and licenses	(146,648)	11205, page 1, line 12		
7102 · SUMMIT BANK (8144)	(543,031)					
7103 · SUMMIT BANK (7586)	(2,976)					
7104 · BANK OF THE WEST (0018)	(212,878)					
7105 · RYDMAN	(300)					
7106 · OTHERS	(4,580)					
7110 · MORSE BUILDING	(114,582)					
		Interest	(763,765)	11205, page 1, line 13		
		Interest	(114,582)	8825, page 10, line 9		
Total Interest	(878,347)	Interest	(878,347)			
7300 · DEPRECIATION	(176,505)					
		Depreciation	(161,013)	11205, page 1, line 14		
		Depreciation	(15,492)	8825, page 10, line 14		
Total Depreciation	(176,505)	Depreciation	(176,505)			

QuickBooks Description	Per QuickBooks	Tax Return Caption	Per Tax Return	T/R reference	Difference	Reconciliation comments
5400 · MARKETING AND PROMOTION	(21,638)	Advertising	(21,638)	11205, page 1, line 16	-	
5302 · EDUCATION AND TRAINING	(150)	Employee benefit programs	(150)	11205, page 1, line 18	-	
7200 · AMORTIZATION	(75,407)	Amortization Expense	(75,407)	11205, page 15, stmt 4	-	
5101 · AUCTION & LIEN SALES	(1,560)	Auction Expense	(1,560)	11205, page 15, stmt 4	-	
5104 · BANK CHARGES	(16,081)	Bank Charges	(16,081)	11205, page 15, stmt 4	-	
5105 · COMPUTER SERVICES	(5,169)	Computer Services	(5,169)	11205, page 15, stmt 4	-	
5107 · DUES, FEES, AND SUBSCRIPTIONS	(1,759)	Dues & Subscriptions	(1,759)	11205, page 15, stmt 4	-	
5109 · EQUIPMENT LEASE	(721)	Equipment Lease	(721)	11205, page 15, stmt 4	-	
5700 · INSURANCE	(14,934)	Insurance	(14,934)	11205, page 15, stmt 4	-	
5207 · PROPERTY MANAGEMENT	(130,689)				-	
5201 · ACCOUNTING AND TAX	(13,462)				-	
5204 · CONSULTING	(3,980)				-	
5206 · LEGAL AND NOTARY - Other	(80)				-	
Total Legal & Accounting	(148,211)	Legal & Accounting	(148,211)	11205, page 15, stmt 4	-	
5108 · ENTERTAINMENT	(494)	Meals & Entertainment	(494)	11205, page 15, stmt 4	-	
5130 · MISC. EXPENSES	(119)				-	
7600 · OTHERS	(3,114)				-	
Total Miscellaneous Expense	(3,233)	Miscellaneous Expense	(3,231)	11205, page 15, stmt 4	2	
5112 · OFFICE SUPPLIES	(5,319)	Office Supplies	(5,319)	11205, page 15, stmt 4	-	
5113 · OPERATING SUPPLIES	(492)	Operating Supplies	(492)	11205, page 15, stmt 4	-	
5128 · CONSULTANCY	(1,610)	Outside Services	(1,610)	11205, page 15, stmt 4	-	
5116 · POSTAGE AND DELIVERY	(7,527)	Postage	(7,527)	11205, page 15, stmt 4	-	
5117 · PRINTING AND DUPLICATION	(757)	Printing	(757)	11205, page 15, stmt 4	-	
5202 · ARCHITECTS	(1,118)				-	
5206.1 · LEGAL - ADMIN	(3,145)				-	
5200 · PROFESSIONAL SERVICES - Other	(1,979)				-	
Total Professional Services	(6,242)	Professional Services	(6,242)	11205, page 15, stmt 4	-	
5119 · SECURITY	(525)	Security	(525)	11205, page 15, stmt 4	-	
5125 · COLLECTIONS EXPENSES	(2,610)				-	
5301 · SERVICE FEES	(122,899)				-	
5303 · BONUS	(100)				-	
Total Service Fees	(125,609)	Service Fees	(125,609)	11205, page 15, stmt 4	-	
5102 · AUTO, GASOLINE & PARKING	(1,243)				-	
5124 · TRAVEL	(3,767)				-	
Total Travel	(5,010)	Travel	(5,010)	11205, page 15, stmt 4	-	

QuickBooks Description	Per QuickBooks	Tax Return Caption	Per Tax Return	T/R reference	Difference	Reconciliation comments
5121 - TELEPHONE	(6,584)					
5123 - TRASH REMOVAL AND REFUSE	(5,347)					
5600 - UTILITIES	(36,668)					
Total Utilities	(48,599)	Utilities and Telephone	(48,599)	11205, page 15, stmt 4	-	
Net Income	(394,193)	Income/loss reconciliation	(393,944)	11205, page 3, line 18		

4:16 PM

06/17/13

Accrual Basis

Pacific Thomas Capital Profit & Loss

January through December 2010

	Jan - Dec 10
Ordinary Income/Expense	
Income	
4010 · SAFE STORAGE RENTAL INCOME	1,169,250
4035 · COMMISSION - BUDGET TK RENTAL	23,298
4040 · MERCHANDISE SALES	7,058
4050 · PROPERTY RENTAL INCOME	43,372
4070 · CASH, OVER/SHORT	(171)
4080 · MISCELLANEOUS INCOME	50
4100 · OTHER INCOME	818
4108 · Late Charges	0
Total Income	1,243,674
Cost of Goods Sold	
5000 · COST OF GOODS SOLD	3,704
5001 · *Cost of Goods Sold	0
Total COGS	3,704
Gross Profit	1,239,970
Expense	
5100 · OFFICE & ADMINISTRATION	
5101 · AUCTION & LIEN SALES	1,560
5102 · AUTO, GASOLINE & PARKING	1,243
5104 · BANK CHARGES	16,081
5105 · COMPUTER SERVICES	
5105.1 · COMPUTER SUPPORT	2,681
5105.2 · COMPUTER AND INTERNET SERVICES	2,488
Total 5105 · COMPUTER SERVICES	5,169
5107 · DUES, FEES, AND SUBSCRIPTIONS	
5107.2 · MEMBERSHIP AND SUBSCRIPTION FEE	1,759
Total 5107 · DUES, FEES, AND SUBSCRIPTIONS	1,759
5108 · ENTERTAINMENT	494
5109 · EQUIPMENT LEASE	721
5110 · LICENSES AND PERMITS	2,652
5111 · MEETINGS	0
5112 · OFFICE SUPPLIES	5,319
5113 · OPERATING SUPPLIES	492
5114 · OUTSIDE SERVICES	0
5116 · POSTAGE AND DELIVERY	7,527
5117 · PRINTING AND DUPLICATION	757
5119 · SECURITY	525
5121 · TELEPHONE	6,584
5123 · TRASH REMOVAL AND REFUSE	5,347
5124 · TRAVEL	
5124.1 · AIRFARE	3,623
5124.3 · MEALS	0
5124.5 · TRANSPORTATION	32
5124.6 · CAR RENTAL	112
Total 5124 · TRAVEL	3,766
5125 · COLLECTIONS EXPENSES	2,610
5128 · CONSULTANCY	1,610
5130 · MISC. EXPENSES	119
Total 5100 · OFFICE & ADMINISTRATION	64,336
5200 · PROFESSIONAL SERVICES	
5201 · ACCOUNTING AND TAX	13,462
5202 · ARCHITECTS	1,118
5204 · CONSULTING	3,980

4:16 PM

06/17/13

Accrual Basis

Pacific Thomas Capital Profit & Loss

January through December 2010

	Jan - Dec 10
5206 · LEGAL AND NOTARY	
5206.1 · LEGAL - ADMIN	3,145
5206.2 · LEGAL - PROPERTIES	0
5206 · LEGAL AND NOTARY - Other	80
Total 5206 · LEGAL AND NOTARY	3,225
5207 · PROPERTY MANAGEMENT	130,689
5200 · PROFESSIONAL SERVICES - Other	1,979
Total 5200 · PROFESSIONAL SERVICES	154,453
5300 · LABOR	
5301 · SERVICE FEES	122,899
5302 · EDUCATION AND TRAINING	150
5303 · BONUS	100
Total 5300 · LABOR	123,149
5400 · MARKETING AND PROMOTION	21,638
5500 · REPAIRS AND MAINTENANCE	10,246
5600 · UTILITIES	
5601 · WATER	7,975
5602 · PG&E	28,693
Total 5600 · UTILITIES	36,668
5700 · INSURANCE	
5701 · PROPERTY AND GENERAL LIABILITY	14,934
Total 5700 · INSURANCE	14,934
5800 · TAXES	
5801 · REAL PROPERTY TAX	143,196
5802 · STATE INCOME TAX	800
Total 5800 · TAXES	143,996
7180 · Morse Bldg.	0
Total Expense	569,420
Net Ordinary Income	670,550
Other Income/Expense	
Other Income	
4998 · LOAN RECONCILIATION ADJUSTMENT	68,629
Total Other Income	68,629
Other Expense	
7100 · INTEREST EXPENSE	
7102 · SUMMIT BANK (8144)	543,031
7103 · SUMMIT BANK (7586)	2,976
7104 · BANK OF THE WEST (0018)	212,878
7105 · RYDMAN	300
7106 · OTHERS	4,580
7110 · MORSE BUILDING	114,582
Total 7100 · INTEREST EXPENSE	878,346
7200 · AMORTIZATION	75,407
7300 · DEPRECIATION	176,505
7600 · OTHERS	3,114
Total Other Expense	1,133,373
Net Other Income	(1,064,744)
Net Income	(394,194)

Pacific Thomas Capital
Transaction Detail By Account
January through December 2009

Type	Date	Num	Name	Memo	Class	Split	Amount	Balance
5200 - PROFESSIONAL SERVICES								
5207 - PROPERTY MANAGEMENT								
BH	01/06/2009	1292439	Pacific Trading Ventures,	Management Fee for the month of December 2008	Safe Storage SSO	2010 - ACCOUNTS PAYABLE - CA	2,968	2,968
BH	01/06/2009	1292439	Pacific Trading Ventures,	Management Fee for the month of December 2008	Safe Storage SSX	2010 - ACCOUNTS PAYABLE - CA	3,103	6,071
BH	01/06/2009	1292439	Pacific Trading Ventures,	Management Fee for the month of December 2008	23rd - 25th	2010 - ACCOUNTS PAYABLE - CA	500	6,571
BH	02/03/2009	1292444	Pacific Trading Ventures,	Management Fee for January 2009	29th - Derby	2010 - ACCOUNTS PAYABLE - CA	500	7,071
BH	02/03/2009	1292444	Pacific Trading Ventures,	Management Fee for January 2009	Safe Storage SSO	2010 - ACCOUNTS PAYABLE - CA	2,844	9,916
BH	02/03/2009	1292444	Pacific Trading Ventures,	Management Fee for January 2009	Safe Storage SSX	2010 - ACCOUNTS PAYABLE - CA	2,090	12,006
BH	02/03/2009	1292444	Pacific Trading Ventures,	Management Fee for January 2009	23rd - 25th	2010 - ACCOUNTS PAYABLE - CA	500	13,506
BH	02/03/2009	1292444	Pacific Trading Ventures,	Management Fee for January 2009	29th - Derby	2010 - ACCOUNTS PAYABLE - CA	500	14,006
BH	03/05/2009	1292457	Pacific Trading Ventures,	Management Fee for February 2009	Morse Building	2010 - ACCOUNTS PAYABLE - CA	500	14,506
BH	03/05/2009	1292457	Pacific Trading Ventures,	Management Fee for February 2009	Tuffy's Building	2010 - ACCOUNTS PAYABLE - CA	2,706	16,711
BH	03/05/2009	1292457	Pacific Trading Ventures,	Management Fee for February 2009	Safe Storage SSO	2010 - ACCOUNTS PAYABLE - CA	1,877	18,588
BH	03/05/2009	1292457	Pacific Trading Ventures,	Management Fee for February 2009	23rd - 25th	2010 - ACCOUNTS PAYABLE - CA	500	19,088
BH	03/05/2009	1292457	Pacific Trading Ventures,	Management Fee for February 2009	29th - Derby	2010 - ACCOUNTS PAYABLE - CA	500	19,588
BH	04/02/2009	1292461	Pacific Trading Ventures,	Management Fee for the month of March 2009	Morse Building	2010 - ACCOUNTS PAYABLE - CA	500	20,088
BH	04/02/2009	1292461	Pacific Trading Ventures,	Management Fee for the month of March 2009	Tuffy's Building	2010 - ACCOUNTS PAYABLE - CA	1,904	22,493
BH	04/02/2009	1292461	Pacific Trading Ventures,	Management Fee for the month of March 2009	Safe Storage SSX	2010 - ACCOUNTS PAYABLE - CA	2,967	25,459
BH	04/02/2009	1292461	Pacific Trading Ventures,	Management Fee for the month of March 2009	23rd - 25th	2010 - ACCOUNTS PAYABLE - CA	500	26,459
BH	04/02/2009	1292461	Pacific Trading Ventures,	Management Fee for the month of March 2009	29th - Derby	2010 - ACCOUNTS PAYABLE - CA	500	26,959
BH	05/12/2009	1292461	Pacific Trading Ventures,	Management Fee for the month of April 2009	Morse Building	2010 - ACCOUNTS PAYABLE - CA	500	27,459
BH	05/12/2009	1292461	Pacific Trading Ventures,	Management Fee for the month of April 2009	Tuffy's Building	2010 - ACCOUNTS PAYABLE - CA	2,669	30,128
BH	05/12/2009	1292464	Pacific Trading Ventures,	Management Fee for the month of April 2009	Safe Storage SSO	2010 - ACCOUNTS PAYABLE - CA	1,838	31,966
BH	05/12/2009	1292464	Pacific Trading Ventures,	Management Fee for the month of April 2009	Safe Storage SSX	2010 - ACCOUNTS PAYABLE - CA	500	32,466
BH	05/12/2009	1292464	Pacific Trading Ventures,	Management Fee for the month of April 2009	23rd - 25th	2010 - ACCOUNTS PAYABLE - CA	500	33,466
BH	05/12/2009	1292464	Pacific Trading Ventures,	Management Fee for the month of April 2009	29th - Derby	2010 - ACCOUNTS PAYABLE - CA	500	33,966
BH	06/02/2009	1292467	Pacific Trading Ventures,	Management Fee for the month of May 2009	Morse Building	2010 - ACCOUNTS PAYABLE - CA	2,795	36,761
BH	06/02/2009	1292467	Pacific Trading Ventures,	Management Fee for the month of May 2009	Tuffy's Building	2010 - ACCOUNTS PAYABLE - CA	2,060	38,821
BH	06/02/2009	1292467	Pacific Trading Ventures,	Management Fee for the month of May 2009	Safe Storage SSO	2010 - ACCOUNTS PAYABLE - CA	500	39,321
BH	06/02/2009	1292467	Pacific Trading Ventures,	Management Fee for the month of May 2009	Safe Storage SSX	2010 - ACCOUNTS PAYABLE - CA	500	40,321
BH	06/02/2009	1292467	Pacific Trading Ventures,	Management Fee for the month of May 2009	23rd - 25th	2010 - ACCOUNTS PAYABLE - CA	500	41,321
BH	06/02/2009	1292467	Pacific Trading Ventures,	Management Fee for the month of May 2009	29th - Derby	2010 - ACCOUNTS PAYABLE - CA	500	42,321
BH	07/09/2009	1292470	Pacific Trading Ventures,	Management Fee for the month of June 2009	Morse Building	2010 - ACCOUNTS PAYABLE - CA	2,836	45,157
BH	07/09/2009	1292470	Pacific Trading Ventures,	Management Fee for the month of June 2009	Tuffy's Building	2010 - ACCOUNTS PAYABLE - CA	2,021	47,178
BH	07/09/2009	1292470	Pacific Trading Ventures,	Management Fee for the month of June 2009	Safe Storage SSO	2010 - ACCOUNTS PAYABLE - CA	500	48,178
BH	07/09/2009	1292470	Pacific Trading Ventures,	Management Fee for the month of June 2009	Safe Storage SSX	2010 - ACCOUNTS PAYABLE - CA	500	49,178
BH	08/04/2009	1292473	Pacific Trading Ventures,	Management Fee for the month of July 2009	Morse Building	2010 - ACCOUNTS PAYABLE - CA	2,634	51,812
BH	08/04/2009	1292473	Pacific Trading Ventures,	Management Fee for the month of July 2009	Tuffy's Building	2010 - ACCOUNTS PAYABLE - CA	1,906	53,718
BH	08/04/2009	1292473	Pacific Trading Ventures,	Management Fee for the month of July 2009	Safe Storage SSO	2010 - ACCOUNTS PAYABLE - CA	500	55,207
BH	08/04/2009	1292473	Pacific Trading Ventures,	Management Fee for the month of July 2009	Safe Storage SSX	2010 - ACCOUNTS PAYABLE - CA	500	56,207
BH	09/02/2009	1292475	Pacific Trading Ventures,	Management Fee for the month of August 2009	Morse Building	2010 - ACCOUNTS PAYABLE - CA	2,224	58,431

Case: 12-46534 Doc# 341-4 Filed: 07/26/13 Entered: 07/26/13 11:45:15 Page 30 of 30